



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-045814-26

In the matter of: 405, 368 QUEEN ST N
SIMCOE ON N3Y3Z2

Between: FREDERICK ALAN COLLINS

Tenant

And

JACKIE RICKARDS

Landlord

FREDERICK ALAN COLLINS (the 'Tenant') applied for an order determining that JACKIE RICKARDS (the 'Landlord') altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.

This application was heard by videoconference on June 12, 2026.

Only the Landlord attended the hearing. The Tenant was initially present when attendance was taken, and participated in a private conversation with the Landlord's legal representative, Keely Hawkes. He then abandoned the private discussion room and the hearing room. He never returned. I stood the matter down until 11:28 am to give the Tenant an opportunity to reconnect to the hearing. The Landlord's legal representative sent the Tenant an email at approximately 10:45 am advising him that the matter was stood down and inviting him to reconnect to the hearing.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

June 15, 2026
Date Issued

Vladimir Nikitin
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.